

City of Yakima  
**Community Swimming Pool Ad Hoc Committee**

Regular Meeting  
5:00 p.m.  
Monday, July 17, 2017

City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

AGENDA

- I.     Introductions & Welcome
  
- II.    Interviews of Community Members
  
- III.   Wrap Up
  
- IV.    Set Date & Time for Future Meeting
  
- V.     Other Items for Discussion

Next Meeting – Monday, August 21, 2017 - 5:00 pm - Tentative  
City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

## **Community Swimming Pool Ad Hoc Committee Meeting**

**July 17, 2017**

*Committee Members Present: Council Members Holly Cousins, Avina Gutierrez and Dulce Gutierrez, Park Commissioners Stacy Hackenmueller and Matt Tweedy, Staff Ken Wilkinson, Jason Zeller and Jenise Sanders.*

*Others Present: City Manager, Cliff Moore, Director of Public Works, Scott Schafer and Community Member, Tony Courcy.*

Ken welcomed everyone and gave an overview of why this committee has been formed. He advised they will be interviewing 6 of the 7 applicants for the community member seats on the committee. One of the candidates was not available for the interview due to work. The committee members introduced themselves and the interviews began.

Each candidate was asked the same six questions:

1. Tell us about yourself.
2. Please tell us why you are interested in serving on this committee.
3. Tell us about your previous experiences serving on committees.
4. Please discuss what you believe is the benefit of public input committees, like the Community Swimming Pool Ad Hoc Committee.
5. What do you think is challenging about serving on committees?
6. What questions do you have for us?

After each of the committee members selected their top 3 candidates. The community members seated on the committee were Joe Mann, Erika DeLeon and Alma Rabadan.

The committee members decided the meetings will be held on the 4<sup>th</sup> Monday of each month for the next four to five months beginning on July 31<sup>st</sup>. The meetings will begin at 5:30 pm.

Next meeting will be July 31, 2017 at 5:30 p.m. at City Hall, 2<sup>nd</sup> Floor Conference Room.

City of Yakima  
**Community Swimming Pool Ad Hoc Committee**

Regular Meeting  
5:30 p.m.  
Monday, July 31, 2017

City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

AGENDA

- I. Welcome and Review of Meeting Notes from 7/17/2017
- II. Selection of Committee Chair and Vice Chair
- III. Keys to Successful Committees
- IV. Development of Committee Purpose Statement
- V. Future Topics for Discussion
- VI. Other Items for Discussion

Next Meeting – Monday, August 28, 2017 - 5:30 pm  
City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

## Community Swimming Pool Ad Hoc Committee Meeting

July 31, 2017

*Committee Members Present: Avina Gutierrez, Dulce Gutierrez, Josette Gonzales, Stacy Hackenmueller, Ken Wilkinson, Jason Zeller and Jenise Sanders.*

*Committee Members Absent: Holly Cousens and Matt Tweedy*

*Others Present: City Manager, Cliff Moore, Director of Public Works, Scott Schafer, Park Commissioner Jo Miles and Community Members, Yvette Lippert and Mike Gempler.*

Ken welcomed everyone and thanked the community members for giving their time to serve on the committee. Ken introduced everyone to each other and advised there are notes from the last meeting for their review.

Ken stated the committee needs to select a Chair and Vice Chair. He gave a quick synopsis of what the duties for each are. Joe requested Ken chair the committee. Everyone present agreed. Ken accepted. Avina advised that she would like to be Vice Chair. Everyone present agreed.

Ken began with the Keys to Successful Committees handout. He highlighted that the committee needs to be interactive and conversational during the process. Ken advised that it is OK to disagree respectfully to identify the issues and concerns. He stated that the committee needs to figure out what they are working toward. He explained that the meeting notes are good to be able to look back on.

Ken asked the committee to state "what we know" and "what we agree" for the purpose statement.

**What we know:** location, limited funds, build for community, 3 swimming pools were closed in 2005, as well as the restrooms utilized by park users, still have Lions and Franklin pools, City Council wants this committee to make a recommendation, Parks and Recreation survey comments say more outdoor pools, there will be opposition, we have low income families, we have 300 days of sun.

**What we agree:** more water is good, focus on increased positive activities for kids/seniors/families, we need to be realistic with vision, drowning is bad – water safety is good, increased quality of life/health/safety/fun, beat the heat, increased positive activities decrease negative activities, pools can be a positive place.

Avina stated that she would like to see something along the lines of a business proposal be presented to the City Council. Discussion followed and the committee agreed that at the end of this, a recommendation proposal will be submitted to City Council. Joe asked if there were arrangements made future pools or spray toys when the pools were closed in 2005. Ken advised that both Miller and MLK Jr. parks have spray toys that were built in 2007/2008. There was also an aquatic facility being studied back in 2008. The \$30,000,000 project stalled due to the economic recession and the neighboring communities of Selah and Union Gap choosing not to partner with the City of Yakima. Ken advised that spray parks have been requested by community members on the west side of Yakima also. Erika stated that she thinks it would be in the City's best interest to build an indoor pool that can be used all year round. Jo Miles reported that the last Parks and Recreation Comprehensive Plan survey was filled with comments that the community really wanted more outdoor water facilities. Avina stated

that she does not want this committee to limit the discussion to outdoor water. She would like to discuss an aquatic facility within a community center. Dulce commented that this committee needs to be aware of the fiscal responsibility of the Council. She stated that she would rather this committee submit a recommendation proposal that the Council deems possible than an aquatic center that is out of reach. Jason stated that an "aquatic center" is a much larger facility. He commented that the water park in Moses Lake is actually considered smaller than an "aquatic center". Ken stated that these are all the issues that need to be discussed by the committee throughout this process.

Ken began forming the purpose statement using, What we know and What we agree:

The purpose of the CSP Ad Hoc Committee is to create a recommended proposal for City Council to consider regarding a pool in an east Yakima location, funding options, programming, amenities, cost est. with maximum opportunities for increased activities for (youth, families & seniors) our community

Dulce stated that she felt the pool location needs to be east of 16<sup>th</sup> Ave. Discussion followed that the location should be east of 1<sup>st</sup> St. Joe asked if a city the size of Yakima should only have 1 indoor and 1 outdoor pool. Ken and Jason advised that a city our size should have more pools. Joe asked that that information be provided for the committee to review. Dulce suggested that each of the next meetings address and focus on one topic each. Dulce and Avina requested the information from the study session back in May be presented to this committee along with the updated location list they had asked for. Joe also requested a demographic of the City that show where the school aged children live. He wanted to know if there was something showing the usage of the pools before they were closed. Jason and Ken stated the numbers were down due to the age and condition of the pools. Joe commented that it may be determined that we need more than one pool, one on the east side and one on the west side of the City.

Next meeting will be August 28, 2017 at 5:30 p.m. at City Hall, 2<sup>nd</sup> Floor Conference Room.

City of Yakima  
**Community Swimming Pool Ad Hoc Committee**

Regular Meeting  
5:30 p.m.  
Monday, August 28, 2017

City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

**AGENDA**

- I. Welcome and Review of Meeting Notes from 7/31/2017
- II. Finalization of Committee Purpose Statement
- III. City Council Study Session – Eastside Pool – Follow Up Questions
- IV. Locations for Community Swimming Pool Discussion
- V. Other Items for Discussion
- VI. Public Comments

Next Meeting – Monday, September 25, 2017 - 5:30 pm  
City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

## Community Swimming Pool Ad Hoc Committee Meeting

August 28, 2017

*Committee Members Present: Ken Wilkinson, Chair, Avina Gutierrez, Vice-Chair, Dulce Gutierrez, Holly Cousens, Stacy Hackenmueller, Matt Tweedy, Alma Rabadan, Erika Deleon, Joe Mann, Jason Zeller and Jenise Sanders.*

*Committee Members Absent: Josette Gonzales*

*Others Present: Cliff Moore, City Manager, Scott Schafer, Director of Public Works and Yvette Lippert, Community Member.*

Ken welcomed everyone. The meeting began with a review of the notes from the July 31<sup>st</sup> meeting. Joe Mann asked that the notes be corrected to reflect his presence. Jenise Sanders stated that the notes will be corrected to add the names of all that were present.

Ken advised their packets include an informational sheet on NRPA Standards, a map provided by Tom Sellstad from the City GIS Division, showing the population of children under 14 by City District, a draft of the Purpose Statement, the potential eastside locations from the City Council's Study Session and a map of Gardner Park as a possible location. Ken advised that Vice Chair, Avina Gutierrez will be assisting in running the meetings to help with efficiency.

Ken reported that the map of children under the age of 14 by district showed a significantly larger number in Districts 1 & 2. Ken stated that the NRPA Standard for swimming pools is 1 outdoor swimming pool per 20,000 people. By those standards, Yakima should have 5 outdoor swimming pools.

Ken began the discussion on the Purpose Statement. Everyone agreed to approve the Purpose Statement as written at the last meeting with no further comment.

### Mission Statement

**The purpose of the Community Swimming Pool Ad Hoc Committee is to create a recommended proposal for City Council to consider regarding a pool in an east Yakima location, funding options, programming, amenities, cost estimate with maximum opportunities for increased activities for (youth, families & seniors) our community.**

Ken provided the potential eastside pool locations from the Study Session Power Point that had been presented to City Council in May. Avina stated it is very important to review for location discussion. It was clarified in the Purpose Statement that the location would be on the east side. Matt Tweedy stated that it was discussed that the location be east of Front Street. Stacy Hackenmueller stated that Lions Park and the 16<sup>th</sup> Ave. property should be removed from the list. It was also suggested that Gardner Park be removed as it is west of Front Street. Ken stated that another option is to look at land that has houses on it, possibly buy and demo the houses. Stacy stated she would prefer not to lose current park space but does like the options of Miller and MLK Jr. Parks as possible locations. Matt commented that not all locations are going to be within walking distance for everyone. Matt stated that they needed to figure out how much land is needed. Dulce Gutierrez responded by saying that it is a "chicken and egg situation". Don't know how much land is needed until they know the size of the facility they want to build, but don't know the size of facility until they know how much land they have. Dulce stated that cost for the facility depends on the amenities. Ken advised that they need to have a starting point. Dulce stated they need to make sure it is feasible. Avina advised that they would need to survey the areas if they were going to try and build on current park space. Stacy reiterated not wanting to lose green space, but they would need to make it accessible. Alma Rabadan commented that the Mill Site

property is centrally located on the east side. Erika Deleon stated the Central Pre-Mix property would be a great location. Avina asked about the Wastewater property. Scott Schafer stated that property is owned by the City and is there for possible expansion of the Wastewater Treatment Plant. Matt voiced his opinion about deciding on amenities and size before trying to figure out a location. Stacy stated the Wastewater property is big enough and is already City owned. Avina stated that the Mill Site property has some environmental issues. Matt asked if the owners of the Speedway property are willing to parcel the land off. Avina stated the Speedway property owners are willing to sell off 10-12 acre parcels. She stated she would like to move forward looking at the MLK Jr. Park and Speedway property. Avina requested to move forward with a Pros & Cons list for 2 possible locations. It was discussed that the City can only pay the fair market appraisal value for property. Discussion followed regarding the pool being a place that children and entire families can walk to. Matt commented that most of the proposed properties already have existing infrastructure. Dulce commented that Miller and MLK Jr. Parks previously had outdoor pools. Erika suggested buying the church across from Miller. Dulce stated they could look at closing the alley on the west side of the Washington Fruit Community Center. Avina stated that the previous pools were built in the 60's and the population of Yakima has increase greatly since then. Joe Mann asked if the schools that were close to the pools benefitted. Jason Zeller stated that they used to offer swim lessons to school students. Alma commented that there are spray parks at MLK Jr. and Miller Parks. Matt asked what it would take for a pool to make a profit. Ken commented that pools do not make money, but with current designs and amenities they are getting closer to covering their costs. Jason stated it would be location, accessibility to both local and out of town visitors and the amenities that would determine the profitability of the pool. Dulce stated it would not make any money from low income neighborhoods. Matt stated they need to try to provide the best options to be self-sustaining. Holly suggested picking two locations and looking at some amenities that would help the pool break even. Ken advised he will provide some map overlays of the properties. He stated there are some requirements about parking spaces and access. Matt stated the pool needs to be designed to be the most successful. Avina stated she had been discussing the Speedway property with the realtor and they talked about 4 parcels totaling approximately 14 acres, assessed at just over \$600,000. Ken stated the appraisal for the entire 40 acre property was done a couple of years ago and came back at \$4.7 million. Joe commented that the owner of the Speedway also owns the ice rink. Holly stated she would like to see overlay on MLK Jr. Park and the Speedway property. Alma asked what the issues are with the Mill Site property. Cliff Moore stated it is not owned by the city, there are about 28 acres that were used as a municipal landfill and the City is responsible for the clean-up of that. There is work in progress on the roadways and utilities. The property is owned by 2 different groups. The clean-up was originally estimated at \$25-30 million. They have found that it is less contaminated than originally thought and may be closer to \$10-12 million. Matt asked if they would parcel off a piece of the property that is not contaminated. Avina commented that the timeframe is longer than she would like to see for getting the pool built. Joe asked what the timeframe is for the east-west corridor being constructed. Cliff advised about 5 years. Dulce commented that the owners of the Mill Site are not motivated sellers. Ken advised the owners of the Speedway are a little more motivated. Matt suggested asking the owners of the Speedway to donate a portion for naming rights. Ken stated the Mill Site is a good location and will add it to the properties he is doing the map overlays on. Discussion followed about putting the overlay on the NW corner of the Mill Site property. Joe suggested the parcel near the trampoline park. Discussion followed that that is the area where the landfill was. Avina stated we will be looking at 3 options with map overlays at the next meeting; Mill Site, MLK Jr Park and the Speedway. Ken stated they need to get the list of amenities started. Discussion followed regarding amenities and programming going hand in hand.

Next meeting will be September 25, 2017 at 5:30 p.m. at City Hall, 2<sup>nd</sup> Floor Conference Room.



City of Yakima  
**Community Swimming Pool Ad Hoc Committee**

Regular Meeting  
5:30 p.m.  
Monday, September 25, 2017

City of Yakima Council Chambers  
129 North 2<sup>nd</sup> Street  
Yakima, WA

***The purpose of the Community Swimming Pool Ad Hoc Committee is to create a recommended proposal for City Council to consider regarding a pool in an east Yakima location, funding options, programming, amenities, cost estimates, with maximum opportunities for increased activities for (youth, families & seniors) our community***

AGENDA

- I. Welcome and Review of Meeting Notes from 8/28/2017
- II. Swimming Pool Schematic Overlay – MLK Jr. Park, Mill Site & Speedway
- III. Community Swimming Pool Features Discussion
- IV. Other Items for Discussion
- VI. Public Comments

Next Meeting – Monday, October 23, 2017 - 5:30 pm  
City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

## **Community Swimming Pool Ad Hoc Committee Meeting     September 25, 2017**

*Committee Members Present: Ken Wilkinson, Chair, Avina Gutiérrez, Vice-Chair, Dulce Gutiérrez, Holly Cousens, Josette Gonzales, Matt Tweedy, Stacy Hackenmueller, Alma Rabadan, Erika Deleon, Joe Mann, and Jason Zeller .*

*Committee Members Absent: Jenise Sanders*

*Others Present: Cliff Moore, City Manager, Scott Schafer, Director of Public Works and Diondra Brown, Public Works Office Assistant*

Ken welcomed everyone. The meeting began with a brief review from Avina Gutiérrez of the last meeting. Ken stated that this meeting will be about perspective- what does a pool site look like at Martin Luther King Jr. Park, Cascade Mill Site, and the Yakima Speedway. Ken stated he likes to reference Franklin Park's outdoor pool facility. Ken showed the committee a slide of an aerial of Franklin Pool. Ken stated the square footage of the site, pool building, and water surface area. He also told the group that to have adequate parking; the industry standard is one parking space per 50 square feet of surface water. Ken said that at Franklin, there are 137 parking spaces and the overflow parking provided at Franklin Middle School increases it to 197 spaces. Holly asked if the City pays for overflow parking. Ken said that they do not. The City has a joint use agreement with the Yakima School District to use their parking lots when school is not in session. The agreement also permits the School District to use the City's lots when they need extra parking. Ken stated that there is the same agreement in place for West Valley Junior High. Ken moved onto the next slide of an aerial map of Martin Luther King, Jr. Park, which is 4 acres. The aerial photo was overlapped with an example of an adequate pool site that includes the pool, restrooms, concessions and a maintenance mechanical room. Ken sectioned off the northeast corner for a parking lot and stated that there could be additional on street parking along the east, south and west side of the park. Ken also stated that a rule for parking lots is that in addition to the parking stall, 300 square feet of space to back up is required. Stacy inquired about the capacity of Franklin, to which Jason answered 500 people. Jason elaborated that the capacity is not only the pool itself, but does include the deck space allowing the capacity to be larger. Jason stated that the overlay Ken provided would be a maximum capacity of 700 people. Ken continued with the slide of the Yakima Speedway which consists of 13.9 acres. Ken stated what he likes best about this site is the access to it. There are access points at E. Race St., E. Alder St., E. Adams St. and S. 15<sup>th</sup> Avenue. Holly asked about the extra acreage and if it could be used for extra amenities. Ken replied that it could be used for amenities, green space, and a park or pool expansion in the future. Dulce asked if this location is visible from Interstate I-82. Matt replied at the moment is it, but it may not always be visible due to future development. The last location is the northwest corner of the Mill Site which is 14 acres in size. Access to this site is limited to N. 4<sup>th</sup> Street and N. R Street. Ken stated that the City would have to talk to the owners of the Mill Site to see if this section would be for sale. Dulce asked Ken if the Mill Site owners have been contacted by the City and who determined this section of the property. Ken replied that he has not contacted the Mill Site owners but he would be happy to do that. The Northwest corner of the property was what was discussed at the last Community Pool Ad Hoc Committee meeting.

Discussion continued regarding the amenities that committee members would like to see. Avina stated that each site has the ability to have different amenities due to their size. Dulce stated that the Speedway and MLK Park would be the best options for discussion. Avina asked about the timeline on the Mill Site and when it could possibly be developed. Ken said that was unknown. Matt asked if there was a bus route near Pacific for the Speedway. Ken confirmed that there is. Matt stated that it looks like the City would need a minimum of 10 acres. Ken stated that the aquatic industry would agree with that

minimum. Discussion continued about the Speedway. Avina stated she would like to move forward with it. Holly agreed and said that it would get children active on both sides of the City. Avina also added that there would be opportunity for future expansion and growth at the site. Stacy agreed as it adds substantial green space to the east side. Discussion continued about the sites and whether or not they are available.

Matt asked about the budget for the aquatic center and mentioned that they need to know the budget to adequately discuss the amenities and location. Avina stated that there is no funding source and that Council needs to discuss finding one. Matt stated why move forward in discussion of an aquatic center if there is no budget. Dulce stated that she does not expect the committee to eliminate one of the sites. She thought all three would move forward. Discussion continued about the sites and what they have to offer. Ken suggested ranking the sites. Alma stated that she would hate to have MLK Jr. Park go away. The neighborhood uses that green space often.

Ken started the discussion on amenities for the aquatic center. Ken mentioned popular features such as zero depth (which is easy to maintain, heat and cool), playability of water playgrounds, waterslides and lazy rivers. Dulce commented that those amenities are for water parks and this committee is here to discuss a community pool. Stacy asked what is more popular- water playgrounds or water play areas. Ken stated the playgrounds are more popular. He also stated that shade and picnic areas are important and concessions are a great source of revenue. Ken advised that another revenue source would be locker facilities outside the restrooms. Ken also mentioned splash n' spray zones and sunbathing deck areas. Jason added that he has found that the deep end of the pool is often not being utilized and that many pool patrons are there to sunbath, especially parents of children there to swim. Dulce asked if anyone in the committee swam at Miller pool. A few members said yes. She said that there were not a lot of parents there with their kids and not much lawn space. She feels as though the deck space is not important. Matt stated that the design should not be centered on younger children. Teenagers need a place to go and the aquatic center needs to appeal to that age group as well. Josette stated that since spray parks seem to be popular and MLK Jr. Park already has a spray park, it would be a good idea to build the pool beside it. Discussion followed.

Through the committees discussion the following amenities were identified as 'wants' in the aquatic center.

- |              |                                  |
|--------------|----------------------------------|
| - Zero depth | - Concessions                    |
| - Spray area | - Shade area                     |
| - A slide    | - Little deep area of 3.5 – 4ft. |
| - Deck area  | - Parking                        |
|              | - Lockers on deck                |

Dulce stated that she expects a concept layout for MLK Jr. Park at the next meeting. Avina stated she would like to have the same for the Yakima Speedway. Ken asked if the committee would like for him to contact the Cascade Mill property owners to see if they are willing to sell a portion of the property. Matt stated why not. Alma stated she would like to see a lazy river be one of the amenities. Holly agreed and asked to put the size and cost of the river in the layout. Stacy asked if the next meeting would go over funding sources to which Dulce stated the next meeting would about programming. The next meeting will also solidify the amenities that the committee would like to see.

The meeting ended at 6:52pm.

Next meeting will be October 23, 2017 at 5:30 p.m. at City Hall, 2<sup>nd</sup> Floor Conference Room.

City of Yakima  
**Community Swimming Pool Ad Hoc Committee**

Regular Meeting  
5:30 p.m.  
Monday, October 23, 2017

City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

***The purpose of the Community Swimming Pool Ad Hoc Committee is to create a recommended proposal for City Council to consider regarding a pool in an east Yakima location, funding options, programming, amenities, cost estimates, with maximum opportunities for increased activities for (youth, families & seniors) our community***

AGENDA

- I. Welcome and Review of Meeting Notes from September 25, 2017
- II. Yakima Speedway Developers Presentation – Preliminary Development Plans
- III. Swimming Pool Schematic Overlay – MLK Jr. Park, Mill Site & Speedway
- IV. Community Swimming Pool Program Possibilities
- V. Other Items for Discussion
- VI. Public Comments

Next Meeting – Monday, November 27, 2017 - 5:30 pm  
City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

## **Community Swimming Pool Ad Hoc Committee Meeting      October 23, 2017**

*Committee Members Present: Ken Wilkinson, Chair, Dulce Gutiérrez, Matt Tweedy, Stacy Hackenmueller, Alma Rabadan, Erika Deleon, Joe Mann, Jason Zeller, Jenise Sanders.*

*Committee Members Absent: Avina Gutiérrez, Vice-Chair, Holly Cousens and Josette Gonzales.*

*Others Present: Scott Schafer, Director of Public Works, Jo Miles and Leanne Liddicoat*

Ken welcomed everyone. He advised that he just received an email from Avina stating that she will not be able to attend the meeting. Ken confirmed that everyone received the email about this meeting with the agenda and notes from the last meeting. Ken stated that Diondra had taken the notes at the last meeting in Jenise's absence. The group agreed that no changes needed to be made to the notes from the September meeting. The meeting began by Ken reporting that he received an email from Leanne Liddicoat a couple of weeks ago regarding the investment group she is representing purchasing the Yakima Speedway property. Ken introduced Leanne to speak with the committee. Leanne presented a map of the property and advised that the development group she is a part of has made an offer to purchase the Speedway property and that it has been accepted by the owners. They are looking to close around the first of the year. She advised they are looking at using the property for mixed use, offices, retail, housing; apartments or lofts, and possibly a hotel. They are also looking at combining an NHL quality ice rink and a swimming pool. Leanne stated that they were aware of this committee and thought it could be a good idea for the two groups to work together on the swimming pool portion of the project. She stated it would be a private structure with public access, they are not asking for money from the City. Joe Mann asked if the pool is going to be year round. Leanne said they are looking at making it a permanent indoor pool with large garage doors that can be opened during the summer months. Joe asked about the hockey league. Leanne stated they would like to replace the ice arena with one that has a larger rink and a connection to the pool with shared locker rooms. Discussion followed about the swimming pool being closer to the freeway side of the property near the ice arena and possibly adding some green space also. Ken asked Leanne if she had an example of the kind of pool they are looking at building. Leanne stated that the group working on the ice arena has been doing some research, but nothing to show yet. Discussion followed about the location being near the Kiwanis/Gateway Complex and being visible from the freeway. Stacy asked what the group's mission or goal is for the property. Leanne advised that there are not many locations like this property where they can start from scratch. They are looking at retail, restaurants, housing, recreation and office space. She also commented that they could attract visitors passing through. Stacy asked what type of demographics they will be targeting with the apartments. Leanne stated everyone from retirees that are downsizing to families with small children. Matt asked what the timeline is for their project. Leanne said they are looking to begin construction in 2019. Matt asked if they have any anchor tenants. She stated they do have some larger tenants, just not releasing that information yet. Matt commented that there will no longer be any racing at the speedway. Leanne confirmed that. Matt asked if the ice rink still has tenants and if it is part of the property or if it is separate. She advised that the current ice rink does still have tenants and it is part of the 46 acres they are purchasing. Matt asked what they are looking at charging the public to swim at the pool. Leanne reported that they are still working on that but have discussed if it is part of the hotel, they could charge a resort fee or they may charge it as part of the apartment fees. Matt asked if they are looking at going with just a straight pool design. Leanne advised they are thinking more along the lines of a lazy river, splash pad and play events. Matt asked if they would consider selling of parcel of the property. She stated they may be willing to do that. Joe confirmed that it is zoned for business not industrial. Joe asked if the jail property across the street has any influence on the project. Leanne stated not in the current use. She commented that their project

should benefit the neighborhood. Erika asked how they intend it to be for public use. Leanne said they are discussing possibly a public swim time. Stacy stated she wants to make sure the surrounding area has input. Leanne stated that they are still in the exploration phase.

Ken stated that one of the tasks from the last meeting was to create the overlay maps of the pool design for each of the three identified sites. He began the PowerPoint presentation. He advised he had met with Avina after the last meeting to go over some concepts. They discussed zero depth entry, water playgrounds and spray grounds, umbrellas, deck chairs, mechanical room, office, cashier and restroom. Discussion followed regarding the number of lifeguards needed for different areas of the pool. Jason stated the zero depth helps minimize the number of guards needed and the design and layout of the image Ken is presenting shows no blind spots. Jason stated each body of water would need 2 guards. The square footage of this is similar to Franklin. Ken commented that less staff saves money. Jason added that this design would have two separate filtration systems, which is good if there were to be an accident, you would only need to shut down one side. Ken informed the committee that a consultant is needed to really design the pool. Stacy asked if having two filtration systems is more expensive. Ken advised it is more costly initially but is also more efficient. Ken continued with the amenity options. He presented the new runout style slide that is more efficient by not using a lot of water and less guards would be needed. Matt asked if a slide like that would be run with the pool or on its own. Jason stated it could together with the pool or on its own filtration system. Discussion followed regarding the number of buildings needed for the filtration systems. Ken advised that the less amount of pipe under the ground the better. Discussion regarding the number of parking spaces needed and whether MLK Jr. Park would be able to accommodate the parking needed. It was discussed that much of the green space would be taken up with either the pool or the parking and there is some street parking available. Ken advised that parking would most likely take much if not all of the current tennis and basketball courts.

Ken advised he was able to contact one of the owners of the Mill Site property. He stated that they would be willing to sell off a portion of the property and Ken made sure they were aware that the City is only able to pay Fair Market Value for the property. He said the current fair market value is \$3.50 - \$4.00 per sq. ft. which means the 14 acre section we would be looking at could cost about \$2,134,000 - \$2,439,000. Discussion followed regarding not needing the entire 14 acres or the possibility of additional parking and expansion in the future. Matt asked where the access would be for that location. Ken advised access would be off of N. 1<sup>st</sup> St. onto "R" St. then to 4<sup>th</sup> St. Stacy commented that the City needs more than one pool so it would be great if the development group builds theirs at the Speedway property and then the City could build one at one of the other two locations. Joe stated that building the City pool at the Mill Site property leaves more green space. Stacy agreed and stated there could be more deck space with the larger property also. Matt asked about the environmental concerns. Scott Schafer stated that the old landfill was on the southeast section of the property. The piece of property we are looking at is on the northwest section. Ken stated that the Speedway property has an assessed value of \$610,000. There are road improvements that will need to be done. Dulce stated that there will be additional costs for infrastructure. Race Street is the only one in that area that has sidewalks on both sides. Joe asked if there is a bus route that runs on "R" Street by the Mill Site property. Dulce said she did not think so. Ken stated we will need to check on that.

Ken continued the PowerPoint presentation with the Programming options. He explained that for exercising, the water should not be too deep. The zero depth entry pools are also good for swim lessons. There would be no diving or competitive swimming. Jason reiterated that the focus would be on water safety. Ken stated that the pools would be available for rentals. The charge for rentals is usually about what it costs to staff it. Stacy asked if one of the pools could be open to the public if a

rental was going on in the other. Jason stated that is tough to monitor. Matt commented that he felt this design may be catering to younger kids too much and that we may need something more for the older kids. Erika stated that she has been to Franklin many times when the deep end is not even being utilized; the older kids are enjoying the shallow end and the slide. Alma agreed that even the older kids will enjoy the lazy river and the pool toys. Jason stated that the Wave Pools and Lazy Rivers are very popular, but the Lazy Rivers do require a large amount of water and the Wave Pools are a little scary to guard.

Dulce asked what would need to be discussed at the next meeting; funding? Ken stated that there really are only a couple of possible sources for funding. Dulce suggested that the time might be better spent on working on the solidified decision to present to the Council. Matt asked how the committee actually picks one when there are still so many variables. Dulce stated that Council would then direct staff to do further exploration. Discussion followed. Stacy commented that she feels that this committee should strengthen the proposal to one site and since the Speedway property is already being developed with a pool, we should propose the pool on the Northeast side of Yakima at the Mill Site. Dulce advised that there are things that need to be considered if the Mill Site is proposed. The considerations will need to be made by the Council. Matt wanted to know what Council asked for. Ken stated that they wanted this committee to study the issues. Stacy stated she is worried that it could cause a possible delay if the recommendation is more than one location. Matt commented that he is unable to decide with so many unknowns. Dulce replied there were many unknowns for the YMCA project also. Discussion followed. Joe asked about the usage of the basketball and tennis courts at MLK Jr. Park. Ken stated that the school does use the basketball court for P.E. classes. Dulce suggested ranking the sites at the next meeting and see where things stand. Ken added that the committee can look at the Pros and Cons variables and formulate a final recommendation. Ken stated that the option of donations from landowners has not been explored. Discussion followed regarding the cost and need for hiring a pool consultant. Stacy reiterated pursuing a feasibility study and bringing forward one site. Discussion followed regarding this being an Ad Hoc Committee and not being here after the recommendation is taken to City Council. Dulce commented that this committee may be split on which site to recommend or may all agree on one. Ken stated we will show the evolution of the committee and share notes and agendas with the Council. He continued that we could list some options for funding. Joe asked Leanne if they would be willing to sell off a partial piece of the Speedway property. Leanne said yes. Discussion regarding the importance of making sure that the public would feel comfortable ended the meeting.

The meeting ended at 6:55pm.

Next meeting will be November 27, 2017 at 5:30 p.m. at City Hall, 2<sup>nd</sup> Floor Conference Room.

City of Yakima  
**Community Swimming Pool Ad Hoc Committee**

Regular Meeting  
5:30 p.m.  
Monday, November 27, 2017

City of Yakima City Hall – Second Floor Conference Room  
129 North 2<sup>nd</sup> Street  
Yakima, WA

***The purpose of the Community Swimming Pool Ad Hoc Committee is to create a recommended proposal for City Council to consider regarding a pool in an east Yakima location, funding options, programming, amenities, cost estimates, with maximum opportunities for increased activities for (youth, families & seniors) our community***

AGENDA

- I. Welcome and Review of Meeting Notes from October 23, 2017
- II. Funding Options
  - A. General Fund
  - B. Metropolitan Park District
  - C. General Obligation Bond – requires a Vote of the People
  - D. Donations & Grants
- III. Yakima Transit Bus Routes
- IV. Site Selection Ranking
- V. Recap & Recommendation to City Council Discussion
- VI. Public Comments



## **Community Swimming Pool Ad Hoc Committee Meeting      November 27, 2017**

*Committee Members Present: Ken Wilkinson, Chair, Dulce Gutiérrez, Matt Tweedy, Stacy Hackenmueller, Josette Gonzales, Joe Mann, Jason Zeller, Jenise Sanders.*

*Committee Members Absent: Avina Gutiérrez, Vice-Chair, Holly Cousens, Alma Rabadan and Erika Deleon.*

*Others Present: Cliff Moore, City Manager, Scott Schafer, Director of Public Works and Jo Miles*

Ken welcomed everyone. He stated this is the last scheduled meeting for this committee. He asked if there were any comments or corrections for the notes from the last meeting. There were none.

Ken advised that the funding options are not for this committee to decide, but wanted to inform the committee about the options. That will be the responsibility of the City Council and City staff. Ken gave them a brief description of the possible funding options; General Fund – major City fund for Parks, Police and Fire, Metropolitan Park District – Parks would be its own entity with its own tax revenue and either appointed or elected commissioners. Ken advised that our new Finance Director, Danny Agsalog, has been tasked with investigating implementing a Metropolitan Park District. There was a study session on it back in 2012, but some laws have changed since then. The idea of a Metropolitan Park District would go before the voters by either the City Council resolution or a petition. Ken stated that there are a couple of Park Districts within Washington. He commented that City staff will request a meeting with the County to discuss it.

Cliff Moore, City Manager, introduced himself to the Committee and stated he would like to speak about the funding possibilities. He advised that the General Fund capacity is not available. He discussed that the reserve fund balance by the end of 2018 is projected to be \$8.5 million with the help of two new revenue sources; \$20 car tab and utility tax cap increase. He commented that the City is hoping to replenish the General Fund Reserves to \$13 million or more. Cliff explained more about the Metropolitan Park District and how it is a separate tax district. He stated it can be just within the city limits or can include some or all of the county. The revenue for the Park District would come from the property tax of \$.50 or \$.75 per thousand dollars assessed value. Cliff also advised of the third option; General Obligation Bond, sales tax increase which would need to go to a vote of the people. Cliff voiced his concerns that there is not a lot of flexibility for bonding for this project. He stated there will be some debt paid off around 2020 or 2021 that could allow for a project at that time. Discussion followed regarding the Metropolitan Park District. Joe Mann asked what the comparison of funds would be if it were just the city limits or included the county. Cliff advised that there is still a lot of research that needs to be done. Stacy Hackenmueller asked if the District would be formed just for this project or if it would change the entire way the parks are now. Cliff advised that it could be either way. Discussion followed regarding the budget that Parks has now and where that comes from. Ken advised that the Parks budget is currently \$5.6 million per year and comes out of the General Fund. Joe asked if that amount stays consistent from year to year. Ken stated there were some cuts made in recent years.

Ken stated that city bus routes had been brought up at the last meeting. He advised he got some information and bus books from the Transit Division and was able to find the available bus service for each potential location. Ken presented a PowerPoint showing the bus service that is provided near each of the three locations that the committee previously selected. Discussion followed regarding the current bus service and that it could possibly change if and when a new facility is built to accommodate the community.

Ken requested that they proceed to ranking the site selections. He stated they can review each site and give their input on the benefits and concerns for each site. These rankings can be presented to the City Council along with the Committee's recommendation.

#### MLK Jr Park

+	-
own land	existing park
+ location	too small
residential	less growth opportunity
est. neighborhood	parking
close to schools/green space	no park
bus routes	construction zone 9-18 mo.
safe to walk	
lunch / breakfast	
close to other parks	
community fee	
less \$ parking	

#### Mill Site Property

+	-
E/W road	construction zone
large size	commercial area
many options	not a "strong neighborhood"
Barge Lincoln school	many years to acquire
no competition (yet) for land	environmental issues
	away from City Center

#### Speedway Property

+	-
Large size	construction zone
growth options	cost
close to Kiwanis / I-82	proposed project
close to bus route	many years to acquire
a lot of apts/housing	low visibility
+ neighborhood	? neighbors

Much discussion was held during the listing of the positives and negatives of each proposed site. Joe Mann commented that all three sites have pitfalls. He stated that they should look outside the box; Miller Park expansion. He stated that it might improve the neighborhood and strengthen it with the help of YPAL. He suggested possibly buying the block to the west of the park. Matt asked if it would be possible to pull 5 acres out of the neighborhood. Joe stated that with what it would cost to purchase the Speedway or Mill Site property, the City could probably purchase a couple of neighborhoods. It was determined that a city block is approximately 2 – 2.5 acres. Ken commented that they would have to keep in mind that some of the neighbors may not want to sell for Fair Market Value (what the city is required to pay). Discussion followed about the time frame of this project. Dulce stated the Miller Park is the only park, green space in that area. Matt stated that is why they would be looking at purchasing

more property in that neighborhood so they could keep the green space. Ken commented that MLK Jr. Park has the cul-d-sac to the west of the park and the same could be done there. Joe stated building could begin at MLK and the City could slowly buy the surrounding property. Matt said that they would first need to decide if they are looking at building an aquatic center or a neighborhood pool. Many of the things discussed including parking will depend on whether they are looking at building an aquatic center or a neighborhood pool. Ken asked the committee, if they had to vote, which would be their 1<sup>st</sup> choice and which would be their 2<sup>nd</sup>. Of the five committee members present, three stated the Speedway was their 1<sup>st</sup> choice and MLK Jr. Park was their 2<sup>nd</sup>. The remaining two stated MLK Jr. Park was their 1<sup>st</sup> and the Speedway was their 2<sup>nd</sup>. Everyone agreed that the Mill Site property could be removed from the recommendation. Discussion continued on whether they were looking at an aquatic center or a community pool. Dulce stated that her understanding was that the City would be fulfilling a promise to build a community pool on the east side after the two were closed years ago. Stacy commented that if the investment group is already building a pool at the Speedway property, the city building a pool at MLK Jr. Park may be too close in proximity. Discussion followed regarding whether the pool being built by the investment group would be a public facility or not. Dulce stated that she felt like the YMCA that is being built at Chesterley Park is more of an aquatic center and would draw the out of town visitors, leaving the need for a community pool on the east side. Everyone agreed to send both locations; MLK Jr. Park and the Speedway property, as possible options in the recommendation to City Council.

Cliff clarified that the money that is being spent to pay back bonds that were used for the purchase of the police cars years ago will be done in 3 or 4 years. He also stated that those police cars will need be replaced and they are trying to stagger purchasing them, so they do not all get purchased at one time again. Cliff commented that the City needs to be cautious about debt reserves. Discussion followed regarding funding options; RCO grants, donations, and bonding.

Ken advised that he is of the understanding that this committee is suggesting that 2 sites will be taken forward. The report will share with City Council some of the deliberations and concerns from this committee.

A comment was made about the possible donation from the Mill Site property owners and how that might change the recommendation. Cliff advised that the City has already asked the owners for a donation for the road bed in connection with the East / West Corridor that is planned.

Jo Miles commented that the YMCA has a commitment that has to be met by December 31<sup>st</sup> and if that is not met, that project may not continue. He stated that if that were the case, there would be money that had been allocated for that project from Parks Capital and the General Fund, that could possibly go toward an east side pool. Discussion followed.

Ken stated this is the last meeting. He advised that staff will compile the information from these Ad Hoc Committee meetings and create the report. He said the report will then be shared with this Committee and the Parks and Recreation Commission. The final presentation will be to the City Council.

The meeting ended at 6:45pm.